



TORRIDGE VIEW

BIDEFORD, DEVON



A stylish development of 2 & 3 bedroom homes



STRONGVOX
HOMES



Swans Rise, Dawlish, Devon



Alvington Place, Nr Yeovil, Somerset



Manor Court, Cossington, Somerset



Millbrook Court, South Petherton, Somerset



"Strongvox, with its management background, will be a fascinating builder to watch in years to come, but design improvement, not volume growth, is top of the business plan"

WhatHouse? AWARDS JUDGES REPORT

Where experience meets passion

At Strongvox Homes we work hard to offer you something special. Personal, secure and privately owned, our ethos is to build individual homes and communities throughout the West Country that people will enjoy living in for many years to come.

The company is built on firm foundations, all directors have had extensive experience working for other developers around the country, before coming together to create the business. All Strongvox Homes are carefully and beautifully designed to a high specification, with the emphasis on making each house individual and in keeping with their surroundings. We hope you'll be the next to enjoy the fruits of our labour.



"All we need to make us really happy is something to be enthusiastic about."

Charles Kingsley

AUTHOR OF 'THE WATERBABIES' AND CHILDHOOD RESIDENT OF NEARBY WESTWARD HO!



Coastal Living

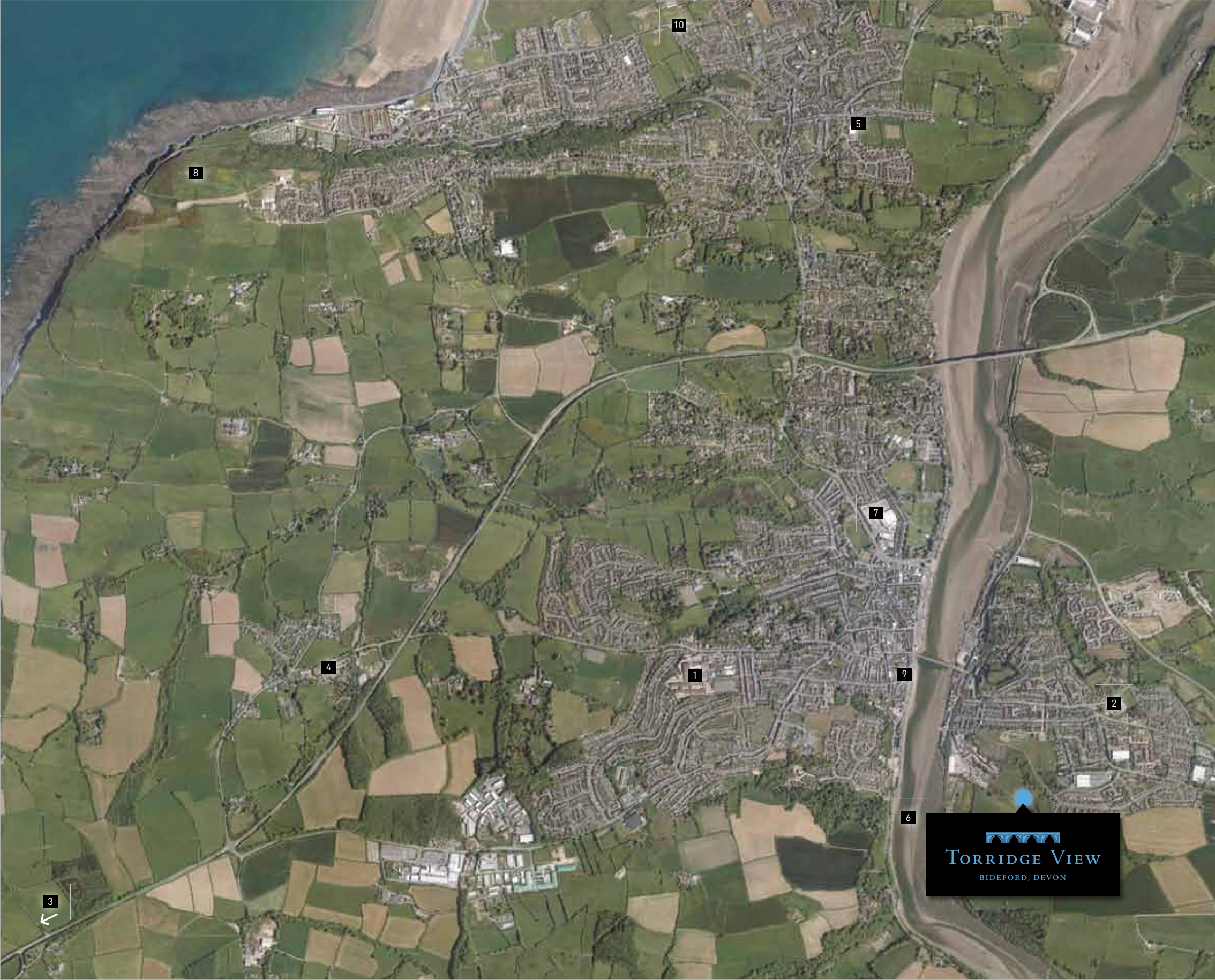
Torrige View is located within the small port town of Bideford, on the estuary of the River Torrige, and nestled only a few miles from the beaches of the Atlantic Coast. There are a range of amenities to suit all, including highly regarded primary, secondary and nearby independent schools, as well as sports and leisure facilities. Ideally located for exploring the many attractions of North Devon and beyond, Torrige View is an outstanding and convenient place to enjoy life to the full.

By car:

| | |
|------------|-----------|
| Barnstaple | 10 miles |
| Exeter | 45 miles |
| London | 220 miles |
| Plymouth | 55 miles |

By train (from Barnstaple):

| | |
|----------|---------------|
| London | 4 hrs |
| Exeter | 1 hr 15 mins |
| Plymouth | 2 hrs 30 mins |



8

10

5

4

1

7

9

2

6

3

TORRIDGE VIEW
BIDEFORD, DEVON



1. Bideford College



2. East-the-Water
Community Primary School



3. The Milky Way



4. The Big Sheep



5. Leisure Centre



6. Doctors Surgery



7. Morrisons store



8. Westward Ho!



9. St Mary's Parish Church



10. Royal North Devon
Golf Club

Style and Choice

Sea, sky and scenery are the backdrop to life in the town of Bideford.

Here at the impressive Torridge View, the ebb and flow of bustling modern living is contrasted by a more tranquil setting above the estuary itself.

A lively shopping centre in the town includes the historic Pannier Market, whilst also being a local centre for antique shops nestled in the narrow back streets.

The East-the-Water area itself provides local facilities; the wider area of Bideford has far further in abundance. Take a Sunday stroll along the quayside, a boat trip to the haven of Lundy Island or simply relax in the comfort of your stylish new home. This is a very special place to live.



- | | |
|--|---|
|  Heathfield 2 bedroom apartment |  Durleigh 3 bedroom house |
|  Carrick 2 bedroom coach house |  Kennet 3 bedroom house |
|  Wimborne 2 bedroom house |  Helford 3 bedroom house |
|  Kingsley 2 bedroom house |  Devoran 3 bedroom house |
|  Dean 3 bedroom house |  Torridge 3 bedroom house |
|  Grenville 3 bedroom house |  Affordable Housing |

This site plan is indicative only of the development. It is for general guidance and may be subject to change





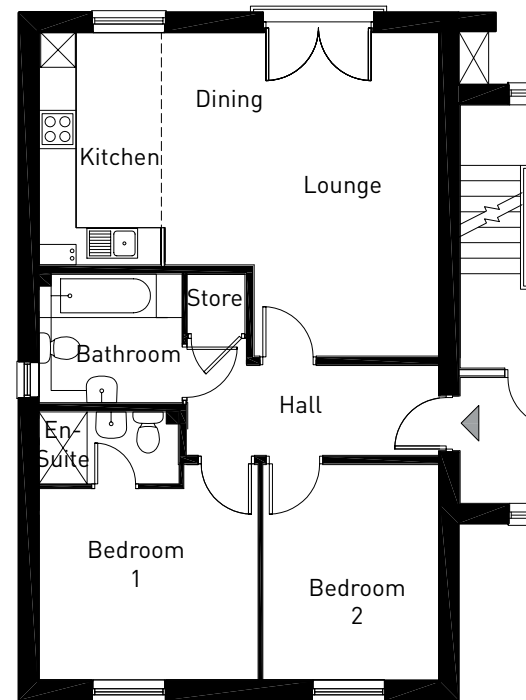


Plots 31-36

The Heathfield

2 bedroom apartment

The Heathfield is a spacious two bedroom apartment comprising large open plan living space with kitchen/dining area, and dual aspect patio doors. The master bedroom benefits from an en-suite, there is also a further double bedroom and family bathroom.



Ground, First and Second Floors

| The Heathfield Room Dimensions | Millimetres | Feet/inches |
|-----------------------------------|-------------|---------------|
| Lounge / Kitchen / Dining | 6450 x 5225 | 21'1" x 17'1" |
| Bedroom 1 | 3537 x 3475 | 11'7" x 11'4" |
| Bedroom 2 | 2862 x 3475 | 9'4" x 11'4" |

Please note: other floor plans and elevations for each property are available.

As each house is built individually, dimensions shown may vary +/- 50mm and the internal finishes may not always be the same.

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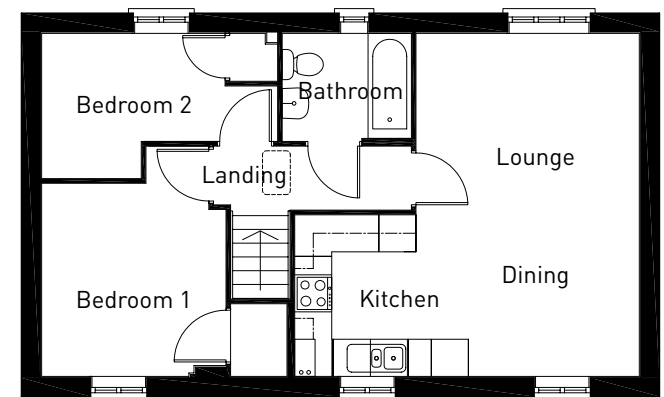
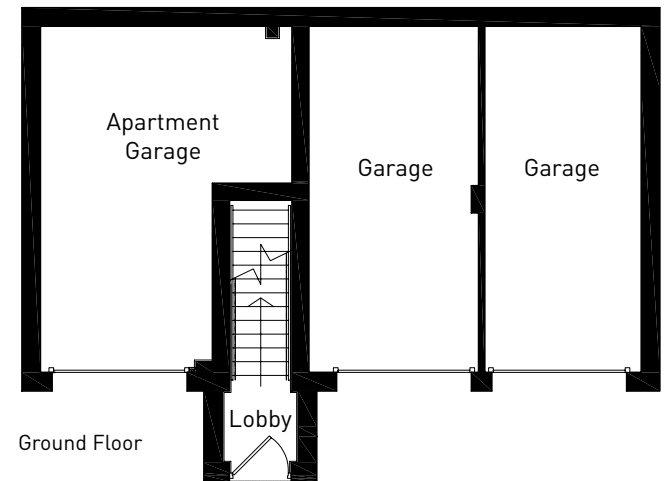
Plot 52

The Carrick

2 bedroom coach house

The Carrick is a charming two bedroom coach house. Accommodation comprises of a stunning open plan living space, benefitting from vaulted ceilings to create a further feeling of space and a modern fitted kitchen. Master bedroom, one further bedroom and family bathroom.

| The Carrick | | |
|------------------|-------------|---------------|
| Room Dimensions | Millimetres | Feet/inches |
| Lounge / Kitchen | 5577 x 5550 | 18'3" x 18'2" |
| Bedroom 1 | 2983 x 3124 | 9'9" x 10'1" |
| Bedroom 2 | 2967 x 2350 | 9'8" x 7'8" |



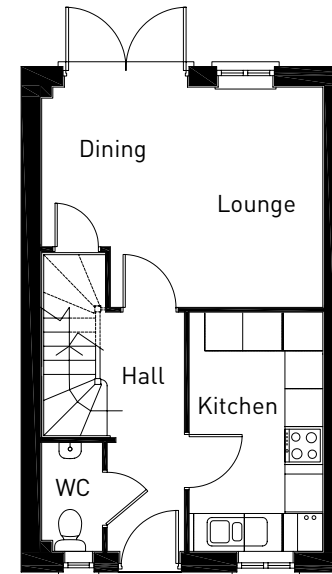
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Plot 56



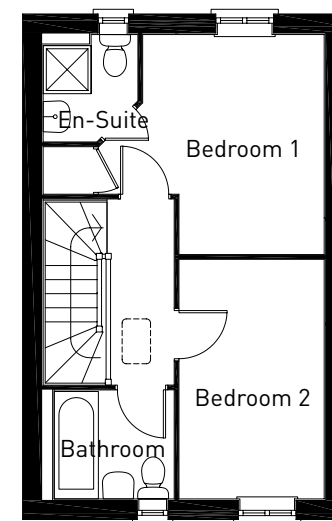
Ground Floor

The Wimborne

2 bedroom house

The Wimborne is a lovely two bedroom house comprising generous accommodation over two floors. To the ground floor there is a WC, kitchen and lounge/dining room with French doors to the rear garden, whilst to the first floor the master bedroom benefits from an en-suite, there is also one further double bedroom and a family bathroom.

| The Wimborne Room Dimensions | Millimetres | Feet/inches |
|---------------------------------|-------------|---------------|
| Lounge | 4450 x 3487 | 14'7" x 11'5" |
| Kitchen | 2115 x 3787 | 6'11" x 12'5" |
| Bedroom 1 | 2875 x 3482 | 9'5" x 11'5" |
| Bedroom 2 | 2300 x 3792 | 7'6" x 12'5" |



First Floor

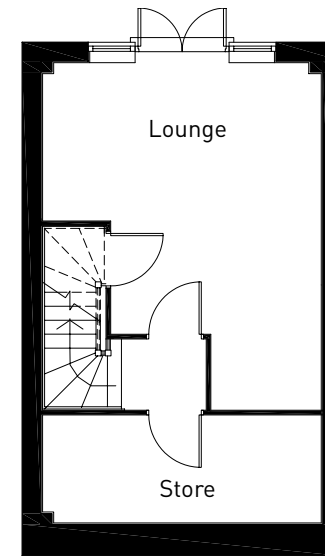
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Plot 9



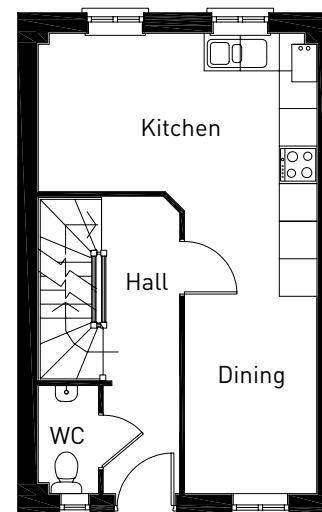
Lower Ground Floor

The Kingsley

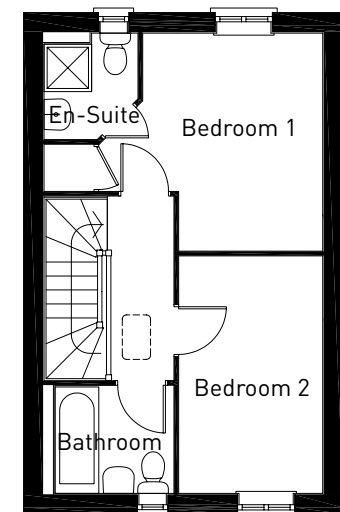
2 bedroom house

The Kingsley is a split level two bedroom home offering versatile accommodation over three floors. The ground floor comprises of a WC and large open plan kitchen/dining room. To the lower ground floor there is a store room and a large lounge, offering French doors to the rear enclosed garden. The first floor benefits from two double bedrooms, with en-suite to the master and a separate family bathroom.

| The Kingsley Room Dimensions | Millimetres | Feet/inches |
|------------------------------|-------------|---------------|
| Lounge | 4450 x 5549 | 14'7" x 18'2" |
| Kitchen / Dining | 4450 x 7350 | 14'7" x 24'1" |
| Bedroom 1 | 2875 x 3482 | 9'5" x 11'5" |
| Bedroom 2 | 2300 x 3792 | 7'6" x 12'5" |



Ground Floor



First Floor

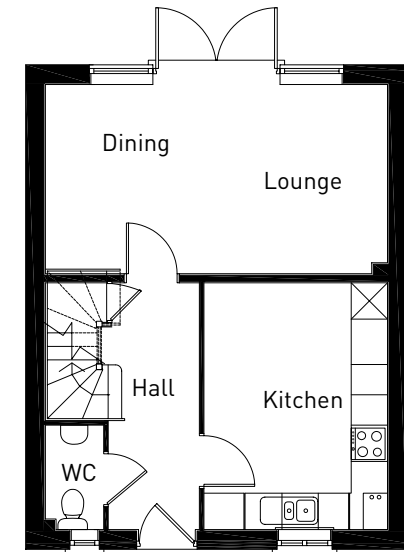
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Plot 55



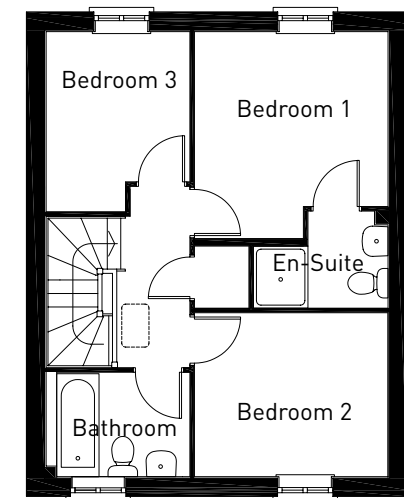
Ground Floor

The Dean

3 bedroom house

The Dean is a stylish three bedroom house benefiting from delightful accommodation over two floors. The ground floor comprises WC, kitchen/breakfast room and open plan living/dining room with French doors opening onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and family bathroom.

| The Dean | | | |
|-----------------|-------------|---------------|-------------|
| Room | Dimensions | Millimetres | Feet/inches |
| Lounge / Dining | 5650 x 3125 | 18'6" x 10'3" | |
| Kitchen | 3032 x 4075 | 9'11 x 13'4" | |
| Bedroom 1 | 3199 x 3417 | 10'5" x 11'2" | |
| Bedroom 2 | 3199 x 2707 | 10'5" x 8'10" | |
| Bedroom 3 | 2375 x 2974 | 7'9" x 9'9" | |



First Floor

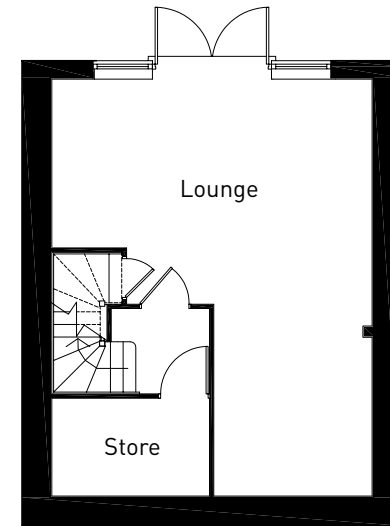
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Plot 12



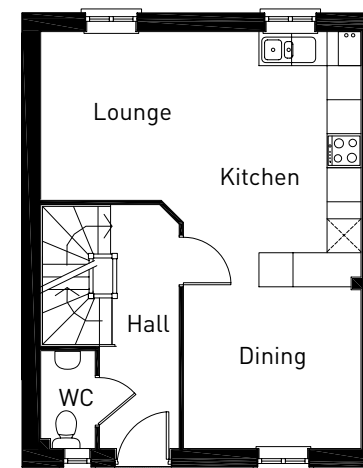
Lower Ground Floor

The Grenville

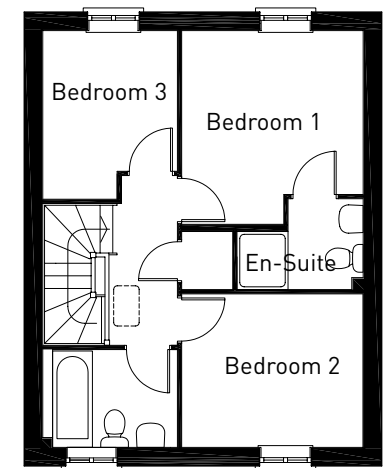
3 bedroom house

The Grenville is a split level three bedroom home offering versatile accommodation over three floors. The ground floor comprises of a WC and large open plan kitchen, family, dining room. To the lower ground floor there is a store room and a large lounge, offering French doors to the rear enclosed garden. The first floor benefits from master bedroom with en-suite, two further bedrooms and a family bathroom.

| The Grenville Room Dimensions | Millimetres | Feet/inches |
|-------------------------------|-------------|---------------|
| Lounge | 5650 x 3450 | 18'6" x 11'3" |
| Kitchen / Dining | 5650 x 3450 | 18'6" x 11'3" |
| Bedroom 1 | 3699 x 3112 | 12'1" x 10'2" |
| Bedroom 2 | 3200 x 3200 | 10'6" x 10'6" |
| Bedroom 3 | 2374 x 2474 | 7'9" x 8'1" |



Ground Floor



First Floor

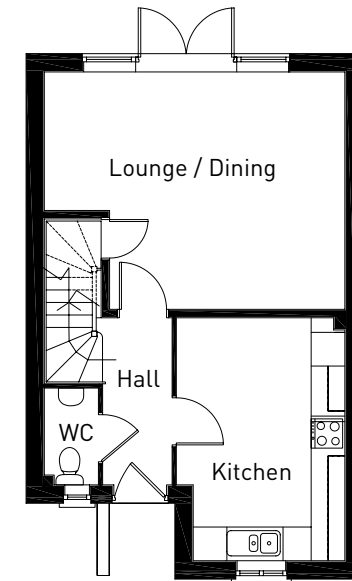
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Plots 26 and 27



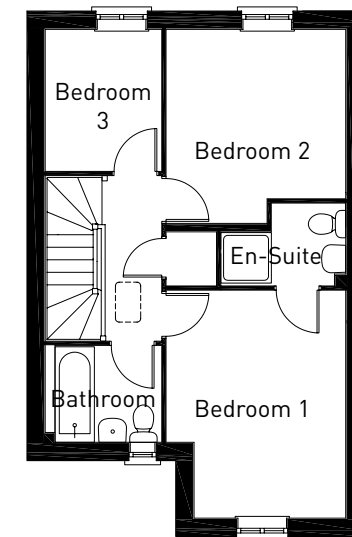
Ground Floor

The Durleigh

3 bedroom house

The Durleigh is a stylish three bedroom house benefiting from delightful accommodation over two floors. The ground floor comprises WC, kitchen/breakfast room and open plan living/dining room with French doors opening onto the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and family bathroom.

| The Durleigh Room Dimensions | Millimetres | Feet/inches |
|------------------------------|-------------|----------------|
| Lounge / Dining | 5350 x 4224 | 17'6" x 13'10" |
| Kitchen | 3000 x 4325 | 9'10 x 14'2" |
| Bedroom 1 | 3199 x 4058 | 10'5" x 13'3" |
| Bedroom 2 | 3199 x 3454 | 10'5" x 11'7" |
| Bedroom 3 | 2075 x 2527 | 6'9" x 8'3" |



First Floor

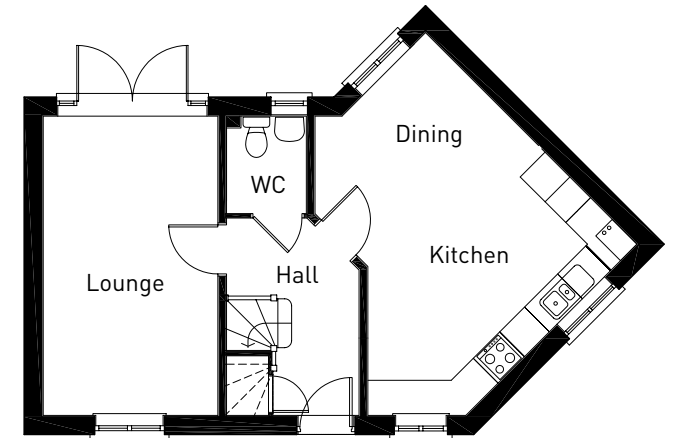
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Plot 42



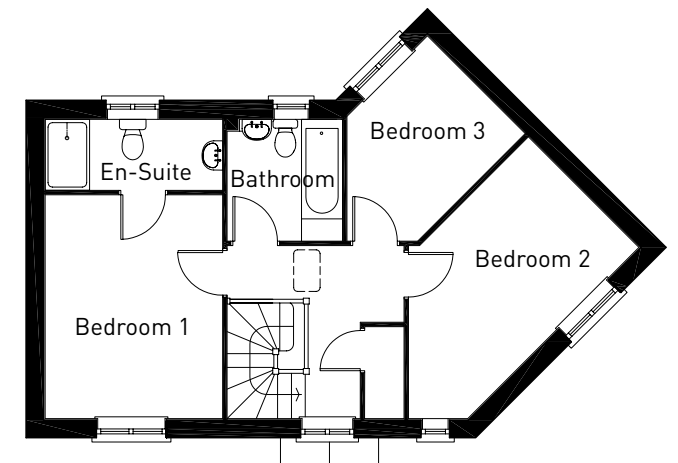
Ground Floor

The Kennet

3 bedroom house

The Kennet is a spacious three bedroom corner house over two floors. The ground floor comprises WC, large kitchen/dining room, and a dual aspect living room with French doors opening to the enclosed rear garden. The first floor comprises master bedroom with en-suite, two further bedrooms and a family bathroom.

| The Kennet Room Dimensions | Millimetres | Feet/inches |
|-------------------------------|-------------|----------------|
| Lounge | 2985 x 5114 | 9'9" x 16'9" |
| Kitchen / Dining | 4984 x 6543 | 16'4" x 21'5" |
| Bedroom 1 | 3035 x 3826 | 9'11" x 12'6" |
| Bedroom 2 | 3940 x 3782 | 12'11" x 12'4" |
| Bedroom 3 | 3049 x 3343 | 10'0" x 10'11" |



First Floor

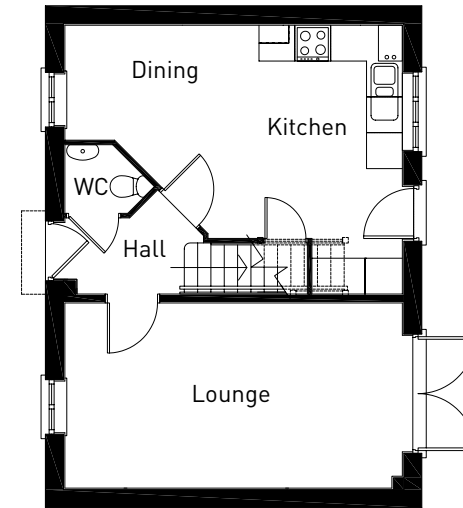
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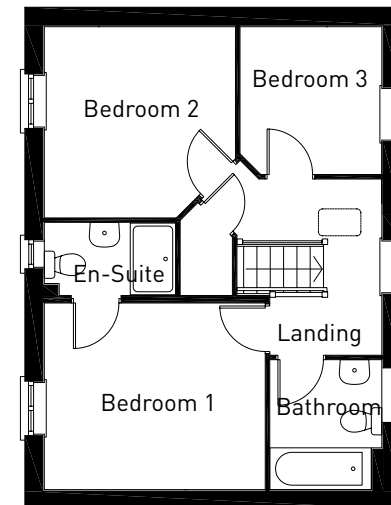
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Plot 8



Ground Floor



First Floor

The Helford

3 bedroom house

The Helford is a spacious three bedroom home with delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining room and dual aspect lounge with French doors to the rear enclosed garden. The first floor comprises master bedroom with en-suite, two further bedrooms and a family bathroom.

| The Helford Room Dimensions | Millimetres | Feet/inches |
|--------------------------------|-------------|---------------|
| Lounge | 5650 x 3450 | 18'6" x 11'3" |
| Kitchen / Dining | 5650 x 3450 | 18'6" x 11'3" |
| Bedroom 1 | 3699 x 3112 | 12'1" x 10'2" |
| Bedroom 2 | 3200 x 3200 | 10'6" x 10'6" |
| Bedroom 3 | 2374 x 2474 | 7'9" x 8'1" |

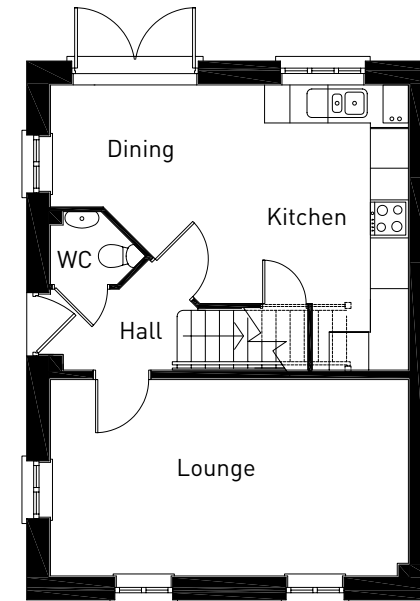
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Plot 8



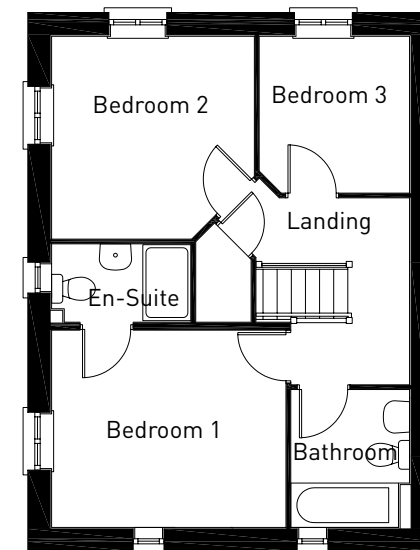
Ground Floor

The Devoran

3 bedroom house

The Devoran is a spacious three bedroom home with delightful accommodation over two floors. The ground floor comprises WC, open plan kitchen/dining room with French doors to the garden and a large living room. The first floor comprises master bedroom with en-suite, two further bedrooms and a family bathroom.

| The Devoran Room Dimensions | Millimetres | Feet/inches |
|--------------------------------|-------------|---------------|
| Lounge | 5650 x 3450 | 18'6" x 11'3" |
| Kitchen / Dining | 5650 x 3450 | 18'6" x 11'3" |
| Bedroom 1 | 3699 x 3112 | 12'1" x 10'2" |
| Bedroom 2 | 3200 x 3200 | 10'6" x 10'6" |
| Bedroom 3 | 2374 x 2474 | 7'9" x 8'1" |



First Floor

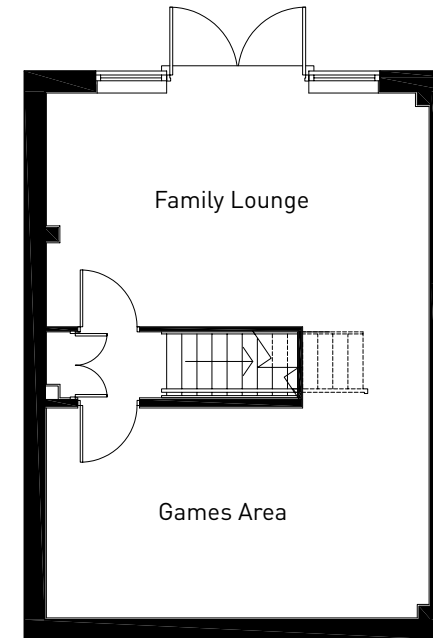
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Plot 8



Lower Ground Floor

The Torridge

3 bedroom house

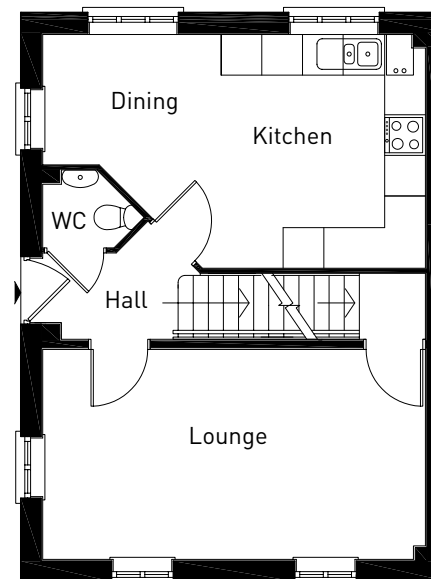
The Torridge is a split level three bedroom home offering versatile accommodation over three floors. The ground floor comprises of a WC, dual aspect lounge and spacious kitchen dining room. To the lower ground floor there is a games area and a family lounge, offering French doors to the rear enclosed garden. The first floor benefits from master bedroom with en-suite, two further bedrooms and a family bathroom.

| The Torridge | | |
|------------------|-------------|---------------|
| Room Dimensions | Millimetres | Feet/inches |
| Lounge | 5650 x 3450 | 18'6" x 11'3" |
| Kitchen / Dining | 5650 x 3450 | 18'6" x 11'3" |
| Bedroom 1 | 3699 x 3112 | 12'1" x 10'2" |
| Bedroom 2 | 3200 x 3200 | 10'6" x 10'6" |
| Bedroom 3 | 2374 x 2474 | 7'9" x 8'1" |
| Games Area | 5650 x 3100 | 18'6" x 10'2" |

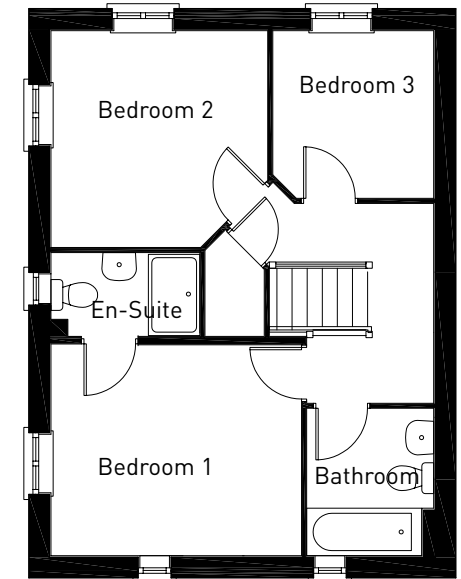
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Ground Floor



First Floor



Luxury comes as standard

Every aspect of the final specification has been thought about with you in mind. From the traditional design, through to the practical benefits of modern living, to the sparkle of Duravit with Crosswater that complete the sanitary ware and taps. Every detail has been considered, because we know how important the finishing touches are to making a home.

High Specification

Kitchen

- A choice* of fully fitted kitchen with ample wall and floor cupboards
- A choice* of profile worktop with matching up-stands
- Stainless steel single oven, 4 burner gas hob and hood extractor fan
- A stainless steel splash back is provided to the area behind the hob
- Stainless steel 1½ bowl sink with a chrome monobloc mixer tap
- Space and plumbing for washing machine
- Plumbing for dishwasher, with a removable kitchen unit

Bathroom, En-suite and Cloakroom

- The bathroom, en-suite and cloakroom are equipped with contemporary Duravit sanitary ware in white with stylish Crosswater taps
- The shower within the en-suite includes a concealed thermostatic shower with a low profile resin stone shower tray, full height tiling and a glass cubicle enclosure
- The bathroom in the Coach House includes a thermostatic shower valve and shower screen
- Half height tiling by Porcelanosa to the bathroom over the bath, basin and WC where they are situated on the same wall. Splash back tiling behind the basin where not situated on the same wall
- Recessed white down lighters to the bathrooms and en-suites
- Shaver socket fitted in bathrooms and en-suites
- Cloakroom walls to have tongue & groove to half height with dado rail

Decoration and Internal Finish

- Each home features a smooth emulsion finish to the walls and ceilings
- Cottage style vertical five panel internal doors
- All homes feature smooth finish steel front doors with multi point locking system

Electrical Installation

- BT points are fitted to the lounge and Bed 1
- TV points are fitted to the lounge and Bed 1 with wiring for Sky and terrestrial TV
- A mains operated smoke alarm with battery backup is fitted to the hallway
- White down lighters to kitchen area
- External recessed down light or coach light fitted
- Electric point and BT point in understairs cupboard for wireless router (where applicable)

Energy Efficiency, Heating and Insulation

- Gas fired central heating system with combination boiler and thermostatically controlled radiators
- Double glazed uPVC windows provided throughout
- Cavity wall and loft insulation installed to exceed NHBC standards
- Energy performance certificates are provided for each home

External Finishes

- An external tap will be provided
- Front gardens will be landscaped with the rear gardens being turfed
- Patios & paths laid in Buff Riven slab, as per planning layout

NHBC

- Each of our homes is independently surveyed during the course of construction by the National House Building Council who will issue their 10 year warranty certificate upon structural completion of the property



Inspirations™

Be inspired by our range of extras on offer to personalize your dream home. Ask our Sales Advisor for more information. *Subject to build stage

Take the stress out of buying your new home

We understand buying a new home is an important yet often stressful time, we have therefore created two practical and burden-free schemes for you. They are designed to help make the process of buying and selling your new home hassle-free. We will be with you throughout the whole process, offering expert advice when required, ensuring you can move into your new home as soon as possible.

AssistedMove

- Assist you with agents fees
- Assist you with legal costs
- Assist you with removal fees
- Assist you through the whole process

Choose your new house

- Choose a new house with us and pay the reservation deposit, which will secure your plot for a specified period

We'll help get your existing house valued

- We will instruct two independent valuations to be carried out with a view to finding a buyer and secure a sale on your property within a specified selling period

Reserve your new house

- We will agree on a realistic and acceptable marketing price for your current home, based on the valuations. Once we have agreed on this, you can reserve your new house with us

We'll instruct an estate agent to sell your existing house

- We will instruct a minimum of one Estate Agent to sell your current home within a pre-agreed and specified timescale. This will include advertising and up-dates on viewings and offers

Move into your new house

- Should your current home remain unsold at the end of the agreed timescale, we will refund your deposit. However, in some circumstances we are able to extend the selling period or buy your current house in HomeExchange*.

*Subject to scheme rules and on selected homes only

HomeExchange

- Reserve and secure your new house
- No estate agents fees
- Chain Free, when we become your buyer
- Advice throughout the whole process

Choose your new home

- Choose a new house with us and pay the reservation deposit, which will secure your plot for a specified period

Home Exchange Criteria

- You must be upgrading by 30% in value, HomeExchange is only available on selected plots

We'll help get your house valued

- Once you've paid the reservation fee, we will instruct two local agents to value your property and report back to us

We'll make an offer to buy your existing house

- We will make an offer based on the average of the two valuations, (subject to survey and searches)
- Once the deal is agreed we will then proceed to full reservation

Move into your new home

- You can stay in your existing home until your Strongvox home is completed



Our Customer Charter

At Strongvox, we are committed to delivering a quality service, throughout the whole home buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

We will provide you with full details and clear information about your chosen home:

We will provide trained and knowledgeable staff to assist you in the buying process

We will be available to answer any questions you may have and will provide you with any relevant contact details

We will assist you during the selection of Standard Choices and Optional Extras for your new home

We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in

We will keep you fully informed about the completion and occupation of your new home

We will provide you with Health & Safety advice to minimize the risk of danger during construction and in the use of your new home after you have moved in

We will provide you with reliable information about the Buildmark Cover, and any other cover which you may benefit from

We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies

We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments

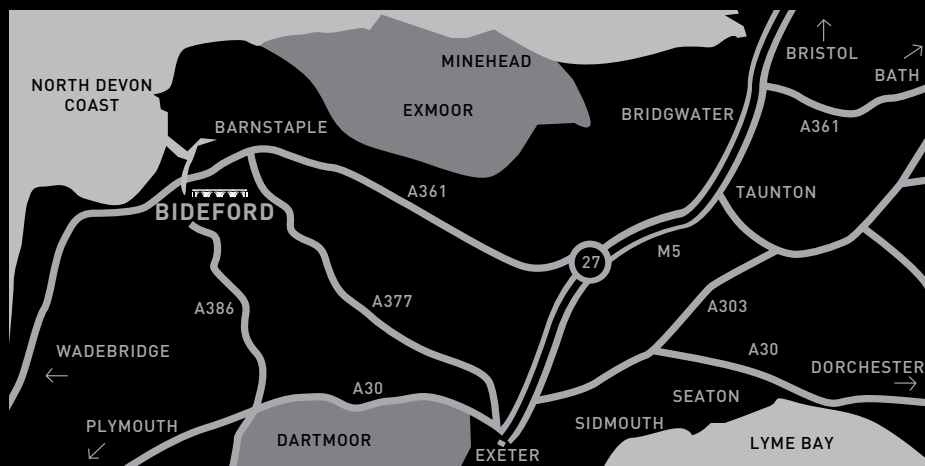
We will also comply with the requirements of the Consumer Code for Home Builders which is displayed in our Sales Offices. A copy of the Code is also on our website www.strongvox.co.uk Please ask our Sales Advisor if you require a printed hard copy. Full details of our service will be provided to you when you reserve your new Strongvox home.

"We had taken our time to find the right new home after getting married and we know we made the right choice. I have moved into a lot of new homes in the past and I can honestly say this was the best moving experience I have had by a country mile - and the best quality home as well."

Stuart McDonough MANOR COURT



How to find us



Directions from M5 Junction 27

Exit the M5 At junction 27, take the A361 exit to Barnstaple. Go through 5 roundabouts continuing along the A361. At Lake roundabout, take the 1st exit onto the A39 towards Bideford/Bude. After Roundwell services turn right towards Torrington/Instow B3233. At the roundabout, take the 1st exit towards East-the-Water. Follow along the river, taking a left at the mini roundabout onto Station Road. Proceed up the hill turning right at the next roundabout onto Gammaton Road. Turn right into Chubb Road, then turn right into Churchill Road. Torridge View will be directly in front of you.

For Sat Nav: use EX39 4HH

ENQUIRIES: 0845 031 1756


STRONGVOX
HOMES

torridgeview@strongvox.co.uk

YORK HOUSE, BLACKBROOK PARK AVENUE, BLACKBROOK BUSINESS PARK, TAUNTON, SOMERSET TA1 2PK

T 01823 444055 F 01823 444077 E ENQUIRIES@STRONGVOX.CO.UK WWW.STRONGVOX.CO.UK

These particulars have been prepared in good faith to give a fair overall view of the properties and details may vary from time to time. It should not be assumed that any contents/furnishing/furniture etc photographed or illustrated including the computer generated images in these particulars are included in the sale. Any distances referred to are given as a guide only and are not precise. The information in these particulars does not constitute any part of a contract or warranty.

